



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**April 26, 2005**

**ITEM TITLE:**

Update/Progress of Zoning Code 2005 Rewrite Process.

**RECOMMENDATION OF THE CITY MANAGER:**

Provide the City Commission with the status of the Zoning Code rewrite, present all background information and secure policy direction on issues as the City Commission desires.

**BRIEF HISTORY:**

The Rewrite Team (City Staff and Special Counsel/Consultant) is desirous to provide the City Commission with an update/progress report of the Zoning Code 2005 Rewrite process, present Planning and Zoning Board action to date and secure policy direction as the City Commission desires.

Included with this memo as Exhibit A is the Zoning Code 2005 update – City Commission Background Materials (Rewrite Draft) 04.26.05. These materials provide all pertinent up to date information related to the Zoning Code Rewrite process under seven separate review tabs. The review tabs include the following:

1. Planning and Zoning Board Recommendation Tracking Chart (dated 04.14.05).
2. Zoning Code 2005 Rewrite Draft:
  - Article 1. General Provisions (considered on 02.23.05).
  - Article 3. Development Review (considered on 04.13.05) - Except Division 10. Transfer of Development Rights and Division 20. Affordable Housing; these will be considered on 06.15.05.
  - Article 5. Development Standards (considered on 02.23.05) - Except Division 13. Landscaping, Division 16. Parking and Loading Requirement, Division 21. Signs and Division 22. Telecommunications; these will be considered on 06.15.05.
  - Article 6. Nonconformities (considered on 04.13.05).
  - Article 7. Violations, Enforcement and Penalties (considered on 02.23.05).
3. Planning and Zoning Board Meeting Minutes from 01.19.05, 02.23.05 and 04.13.05.
4. Public Comment Chart (dated 04.20.05).
5. Final Policy Matrix (dated 01.19.05).
6. City Analysis/Background Information:
  - Status of Implementation of Charrette 2002 Recommendations within Zoning Code Rewrite (dated 04.18.05).
  - Status of Implementation of Objectives from the Douglas Apartment District Study within the Zoning Code Rewrite (dated 04.18.05).
  - Rewrite of the Zoning Code and Comprehensive Land Use Plan Discovery Worksheets (dated 02.11.04).
7. Updated Public Hearing Schedule.

Outlined below is a brief overview of the information provided under each tab.

## **1. Planning and Zoning Recommendation Tracking Chart**

The Planning and Zoning Board Recommendation Tracking Chart, dated 04.14.05 provides all of the Boards recent actions for each of the articles/divisions reviewed. The tracking chart is updated after each Board meeting with a summary/overview of the Boards recommendation and is included in the subsequent Board packet along with a copy of the verbatim minutes. The chart also includes a column for the Board to write in comments for the corresponding articles/division that will be presented and discussed at the next meeting.

## **2. Zoning Code 2005 Rewrite Draft (one page, double-sided format)**

The Zoning Code 2005 Final Draft is in a one page, double-sided format and only includes the articles that the Planning and Zoning Board have reviewed to date. Those articles include:

- Article 1. General Provisions (considered on 02.23.05).
- Article 3. Development Review (considered on 04.13.05) - Except Division 10. Transfer of Development Rights and Division 20. Affordable Housing; these will be considered on 06.15.05.
- Article 5. Development Standards (considered on 02.23.05) - Except Division 13. Landscaping, Division 16. Parking and Loading Requirement, Division 21. Signs and Division 22. Telecommunications; these will be considered on 06.15.05.
- Article 6. Nonconformities (considered on 04.13.05).
- Article 7. Violations, Enforcement and Penalties (considered on 02.23.05).

Preceding each article is an executive summary outlining the major changes from the old code in a bulleted format. City Staff and Consultant will review these major changes to each of the aforementioned articles and seek input/direction from the Commission. Changes from previous draft are noted in underline and strikeout format.

The remaining articles will be reviewed by the Planning and Zoning Board on the following dates:

04.20.05

- Article 2. Decision Making and Administrative Bodies.
- Article 4. Zoning Districts.

05.18.05

- Article 4. Zoning Districts.
- Article 4. Zoning Districts. Division 2. Overlay and Special Purpose Districts Section 4-202. UMCAD [known as University Campus (UC)]
- Article 5. Development Standards, Division 13. Landscaping; Division 16. Parking and Loading Requirements.
- Changes to Zoning Map/Comprehensive Plan Map.

06.15.05

- Article 3. Development Review. Division 10. Transfer of Development Rights.
- Article 5. Development Standards. Division 21. Signs and Division 22. Telecommunications
- Changes to Zoning Map/ Comprehensive Plan Map.
- Miscellaneous/cleanup.

The Rewrite Team anticipates on presenting the final version of the Zoning Code 2005 to the City Commission on 06.28.05 or thereafter dependent upon Planning and Zoning Board actions.

### **3. Planning and Zoning Board Minutes**

City Staff has included verbatim minutes from the Planning and Zoning Board meetings where the Zoning Code Rewrite has been discussed. Those meeting dates include 01.19.05, 02.23.05 and 04.13.05.

### **4. Public Comment**

All Zoning Code Rewrite public comments (verbatim) received as of 04.20.05 are included within this table. This table lists the most recent comments received first.

### **5. Final Policy Matrix**

The Rewrite Team has prepared a matrix identifying major policy issues in a 4 column format identifying the following:

*Column 1 - Policy Issue.* These are the major policy issues (9 total) that have been the focus of discussion by the Planning and Zoning Board. The issues focus around the major substantive changes proposed in the rewrite.

*Column 2 - Positives (+) and Negatives (-).* This column represents the positives and negatives associated with each issue.

*Column 3 - Team Recommendation.* The Rewrite Team, comprised of the City Manager, Assistant City Manager, City Attorney, Planning, Building and Zoning, Historic Resources and the City's Special Counsel/Consultant have met weekly to discuss each policy issue to provide a recommendation.

*Column 4 - Planning and Zoning Board Recommendation.* The Planning and Zoning Board consensus/recommendation and/or vote on each issue is provided.

### **6. City Analysis/Background Information**

#### *Status of Implementation of Previous Studies*

As additional supporting documentation for the rewrite, Staff has provided the following two tables which provide an overview as to how the Zoning Code Rewrite addresses each recommendation. These two studies both provided recommended changes to the Zoning Code.

- *Status of Implementation of the Charrette 2002 Recommendations within the Zoning Code Rewrite.* The Charrette 2002 table provides those recommendations that were specifically recommended to be included as part of the Zoning Code rewrite.
- *Status of Implementation of Objectives from the Douglas Apartment District Study within the Zoning Code Rewrite.* The table provided for the Douglas Apartment District Study (North Ponce Area) includes all of the objectives outlined as part of that study, some of which are not Zoning Code issues.

Both tables provide column indicating the recommendations/objectives from the respective study, the new Zoning Code Article/Division that the recommendation/objective is included and a status/explanation of how each of those recommendations/objectives are met.

#### *Discovery Worksheets*

The final version of the Discovery Worksheets are included. These worksheets include a detailed listing of all issues identified by the City Commission, Planning and Zoning Board, various other City Boards and Committees and City Staff.

### **7. Public Hearing Schedule**

An updated public hearing schedule is included.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments

**ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)
01.19.05	Planning and Zoning Board	Minutes provided.
02.23.05	Planning and Zoning Board	Minutes provided.
04.13.05	Planning and Zoning Board	Minutes provided.

**FINANCIAL INFORMATION: (If Applicable) N/A**

No.	Amount	Account No.	Source of Funds
1.	N/A		
<b>Total:</b>		<b>APPROVED BY:</b>	

**PUBLIC NOTIFICATION(S):**

Date	Forms of Notification
Various dates throughout entire process.	<ul style="list-style-type: none"> <li>• City “E-News” email distribution.</li> <li>• Posted agendas in City Hall.</li> <li>• Broadcast Planning and Zoning Board meeting agencies on CGTV - Channel 77.</li> <li>• Broadcast meetings “Live” on CGTV - Channel 77.</li> <li>• Completed a 15-minute featured segment on CGTV – Channel 77 “Coral Gables Now”.</li> <li>• Press Release.</li> <li>• Advertising/posting of Planning and Zoning Board agenda.</li> <li>• Copies of proposed code, schedule and executive summary has been provided to:               <ul style="list-style-type: none"> <li>○ Business Improvement District</li> <li>○ Chamber of Commerce</li> <li>○ City Boards involved in development review</li> <li>○ Developers, attorneys, planners, architects, property owners, citizens involved in development review process of applications processed through the Planning Department</li> </ul> </li> <li>• Completed meetings with Business Improvement District and Chamber of Commerce Directors to provide overview of Zoning Code Rewrite.</li> <li>• Mailed and emailed notices to over 100 individuals who signed up to receive notification through the Zoning Code Rewrite Mailing List. This includes those individuals who have received copies of the Zoning Code or sent Public Comment via email.</li> <li>• Created a separate email address <a href="mailto:rewritecomments@coarlgables.com">rewritecomments@coarlgables.com</a> for the public to submit comments directly to the Planning Department.</li> <li>• Provided copies of proposed Zoning Code 2005 (working draft) free of charge to all interested parties.</li> </ul>

	<ul style="list-style-type: none"> <li>• Provided copies of proposed Zoning Code 2005 (working draft) to the Coral Gables Library for public review.</li> <li>• Attended/presented rewrite to various City Boards: <ul style="list-style-type: none"> <li>○ Parking Advisory Board</li> <li>○ Economic Development Board</li> <li>○ Historic Preservation Board</li> <li>○ Board of Architects</li> <li>○ Board of Adjustment</li> </ul> </li> </ul>
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**APPROVED BY:**

Department Director	City Attorney (If Applicable)	City Manager
<b>Eric Riel, Jr.</b> <b>Planning Director</b>		

**EXHIBIT(S):**

- A. Zoning Code 2005 update – City Commission Background Materials (Rewrite Draft) 04.26.05

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